PETITION FOR SP	PECIAL EXCEPTION	15-186-XA			
TO THE ZONING COMMISSIONER OF BALTI					
	roperty situate in Baltimore County and wh	ich is for a			
herein described property for a Trucking 1	Facility - Class II	MAZ // C			
		E. D. 5			
Property is to be posted and advertised as prescribed by Zoning Regulations.					
I, or we, agree to pay expenses of above Spe of this petition, and further agree to and are to of Baltimore County adopted pursuant to the Zo	scial Exception advertising, posting, etc., upon be bound by the zoning regulations and restri- ning Law for Baltimore County.	filing			
	I/We do solemnly declare and a under the penalties of perjury, that are the legal owner(s) of the prowhich is the subject of this Petition.	I/wa			
Contract Purchaser:	Legal Owner(s):				
Rollins Leasing Corp. (Type or Print Maine)	The Rock Rental Company				
Signature M. PECK KING, Vice	Signature	HAP:			
P.O. Box 1791 President Address	John S. Belzner (Type or Print Name) Vice President	£1			
Wilmington, Delaware 19899 City and State	Signature				
Attorney for Petitioner: HERBERT R. O'CONOR, III (Type or Print Name) Signature HERBERT R. O'CONOR, III	401 S. Haven Street Address Phone No. Baltimore, Maryland 21224 City and State	BY:			
P. O. Box 5517, 210 Allegheny Ave. Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted					
Towson, Maryland 21204 City and State	Herbert R. O'Conor, III	· · · · · · · · · · · · · · · · · · ·			
Attorney's Telephone No.: (301) 823-4111	P.O. Box 5517, 210 Allegheny Address Phone No	Nve. 823-4111			
of	Baltimore County, this5th_ subject matter of this petition be advertised in two newspapers of general circulation through that the public hearing be had before the Zor	day . 25 ·gh-			
Commissioner of Baltimore County in Room 106,	, County Office Building in Towson, Baltim	ore			
411 34 CJ	January 19 85 , at 1:30 o'cl	ock			
C S SS	(201 No.				
	Zoning Commissioner or Baltimore Cou.				
E Z.C.C. NO. 1 G		1LV			

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a within 30 fee Variance from Section 410 A.2 to permit a Class II Trucking Facility of a dwelling or residential fone in lieu of the required 300 feet under Section 307 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardsnip or practical difficulty) Meeting the 300 foot setback requirement would prevent the development of this site as a Class II Trucking Facility and defeat the purpose of the special exception. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Rollins Leasing Corp. The Rock Rental Company (Type or Print Name) Signature by M. Peck King, Vice Signature by John S. Belzner, Vice-P-O. Box 1791 President (Type or Print Name) Wilmington, Delaware 19899 City and State Attorney for Petitioner: Herbert R. O'Conor, III 401 S. Haven Street (Type or Print Name) tesbert & Olan III (ex) Baltimore, Maryland 21224 P.O. 5517, 210 Allegheny Ave. Name, address and phone number of legal owner, contract purchaser or representative to be contacted Towson, Maryland 21204 Herbert R. O'Conor, III Name P.O. Box 5517, 210 Allegheny Ave. Attorney's Telephone No.: 301-823-4111 Towson, Maryland 21204 - 823-4111 ORDERED By The Zoning Commissioner of Baltimore County, this _____ day County, on the _____ day of _____, 19___, at ____ o'clock Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE NW/S of Pulaski Hwy., 660' OF BALTIMORE COUNTY w of Rosedale Ave., 15th District THE ROCK RENTAL COMPANY, : Case No. 85-186-XA :::::: ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. Phillip Pote Friedman Phyllis Cole Friedman People's Counsel for Baltimore County fite Hallan ven Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 19th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Herbert R. O'Conor, III, Esquire, P. O. Box 5517, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner; and Rollins Leasing Corporation, P. O. Box 1791, Wilmington, Delaware 19899, Contract Purchaser

> Citiz Mry Francisco Peter Max Zimmerman

NW/S of Pulaski Highway, 660' Case No. 85-186-XA SW of Rosedale Avenue. Item No. 115 15th Election District January 25, 1985 The Rock Rental Company-Petitioner Copy of Petition Copy of Description of Property Copy of Certificate of Posting Copy of Certificates of Publication Copy of Zoning Advisory Committee Comments Copy of Comments from the Director of Planning Planning Board Comments and Accompanying Map Copy of Order to Enter Appearance Copy of Order - Zoning/Deputy Zoning Commissioner x 10. Copy of Plat of Property ____11. 200' Scale Location Plan x 12. 1000' Scale Location Plan ____13. Memorandum in Support of Petition 14. Letter(s) from Protestant(s) x 15. Letter(s) from Petitioner(s) - Herbert R. O'Conor, III, Esquire x 16. Protestants' Exhibits 1 to 8 x 17. Petitioners' Exhibits 1 to 6 x 18. Letter of Appeal 19. Letter from Robert L. Hannon, Economic Development Commission Herbert R. O'Conor, III, Esquire Counsel for the Petitioner P.O. Box 5517 210 Allegheny Avenue Towson, Maryland 21204 M. Peck King, Vice President Contract Purchaser Rollins Leasing Corporation P.O. Box 1791 Wilmington, Delaware 19899 The Honorable William Burgess Protestant 8215 Edwill Avenue Baltimore, Maryland 21237 The Honorable Joseph Bartenfelder Protestant 4564 Ridge Road Baltimore, Maryland 21236 Mr. Joseph Wilsynski Protestant 7623 Philadelphia Road Baltimore, Maryland 21237

The Rock Rental Company-Petitioner

Phyllis C. Friedman, Esquire Norman E. Gerber James Hoswell Arnold Jablon Jean M.H. Jung James E. Dyer

Case No. 85-186-XA

People's Counsel Request Notification IN RE: PETITIONS CRECIAL EXCEPTION * AND VARIANCE ZONING COMMISSIONER RW/S of Pulaski Highway, 660' * SW of Rosedale Avenue - 15th OF BALTIMORE COUNTY Election District The Rock Rental Company, Case No. 85-186-XA Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * *

The Petitioner herein requests a special exception for a Class II trucking facility and, additionally, a variance to permit such a facility within 30 feet of a dwelling or residential zone instead of the required 300 feet, as more particularly described on Petitioner's Exhibit 1. At the onset of the hearing, the Petitioner filed an amended Petition for Special Exception for a service garage rather than a trucking facility which if granted would make the variance moot. Said amended petition was accepted for consideration.

The Petitioner appeared, as did the Contract Purchaser, Rollins Leasing *Corporation (Rollins), which was represented by Counsel. Anthony Corteal, an engineer with STV Lyons Associates; Richard Berry, a vice president for Rollins; and thatles W. Moss, an official with Rollins, all appeared and testified on Fof the Petitioner. William Burgess, a member of the Maryland House of Delegates and President of the Rosedale Community Association; Joseph Bartenfelder a member of the Maryland House of Delegates; and Joseph Wilsynski, an Jadjacent property owner, appeared and testified as Protestants. In addition, her Protestants appeared, some of which testified. See Protestants' Ex-

Extraction of indicated that the subject property, zoned M.L.-C.S-1 and containing 5.4 acres, is prese tly unimproved. The Petitioner proposes to construct a facility utilizing 32 acres that will provide service to long-term

commercial truck lessees. Rollins, a nationwide truck rental company, primarily serves commercial customers who desire to rent trucks long term, although shortterm lease arrangements will also be entered into when necessary. Other commercial fleets may also be serviced by contractural arrangement. The proposed site would have a building consisting of 2,516 square feet of effice space and 7,845 square feet of shop area which would have two drive-thru bays for maintenance work and one bay for washing. Only preventive maintenance would be performed on the site, i.e., replacement of tires with premounted tires, changing of oil, lubrication, brakes, etc. Heavy maintenance and major repairs would occur off site and arrangements have already been made with truck dealerships in the vicinity to perform such work. Rollins would lease no more than 100 to 150 trucks per year with service maintenance included in the lease agreements. At periodic intervals, these rental units would be returned for maintenance. In addition, fuel would also be available from pumps under a canopy attached to the building. Some trucks would use the facility only for refueling. It is expected that the daily traffic would consist of about 20 to 25 trucks ingressing to and egressing from the site. Trucks undergoing maintenance require about four hours work. both bucks awaiting for and finished with service would be parked on the site. the trucks would be in and out of the site within a day as the lessees cannot afford to allow them to be idle. However, there are times when they be stored for longer periods. Pollins would also have a number of trucks avail are on the site when needed for immediate rental or for emergencies. Lesrequiring emergency service after hours may call an 800 number or take the trucks to a Rollins' facility at the Beltway and I-95, which is open 24 hours. The witnesses for the Petitioner testified that this site was chosen because it provided sufficient acreage, good visibility, highway access, and was

convenient to customers of its Baltimore City facility which is too small to provide the necessary service required.

- 2 -

The Protestants object to the location of this fallity on this site. Although the site is zoned M.L. and fronts Pulaski Highway many residences exist in a D.R. zone behind it and contiguous to it. The Protestants reside in these homes and complained that the proposed use will further add to the traffic congestion on both Pulaski Highway and Philadelphia Road. They are also fearful of the pollution created by the trucks using the facility and the unmitigated noise created as tractor-trailers are connected or disconnected, motors are left running, and engines are raced. The Protestants believe that the trucks entering and exiting the site will create havor on Pulaski Highway, a four-lane road with extremely heavy vehicular traffic.

dr. Corteal pointed out that both the County and the State have required certain improvements and have approved the access point to the site from Pulaski

The Petitioner seeks relief from Section 253.2.A.6 or Section 253.2.B.3, pursuant to Section 502.1, and Section 410A.2, pursuant to Section 307, Baltipore County Zoning Regulations (BCZR).

Section 253.2.B.3 permits a service garage in an M.L. Zone by special expotron enly if the proposed garage is located within a planned industrial park at least 25 acres in net area or in an I.M. District. Neither condition exists here. Therefore, a special exception for a service garage cannot be considered in this case. However, the alternative presented by the Petitioner for lass II trucking facility, which also requires a special exception as well as setback of 300 feet from any dwelling or residential zone, will be considered. While Unction 410A.2 requires a 300-foot setback as aforedescribed, at is-Sue are is whether an area variance can be permitted to this regulation. This issue, although not this particular regulation, has been exhaustively defined by

the Zoning Commissioner, see In Re: Cole, Case No. 35-2-XA. The decision

supports the conclusion that an area variance permits deviation from strict com-

exception must be examined. The Petitioner's witnesses testified that all of the conditions precedent as delineated in Section 502.1 will be satisfied. However, the Protestants point to the impact the proposed use would have on traffic and on the public health, safety, and welfare.

is clear that the BCZR permit the use requested by the Petitioner in an L. Zonz/by special exception. It is equally clear that the proposed use would be patrimental to the primary uses in the vicinity. Therefore, it must be termined whether the conditions as delineated by Section 502.1 are satisfied the Patitioner.

After reviewing all of the testimony and evidence presented, it appears at the special exception should be granted, with certain restrictions as more Fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed

The same and commendation reference to the contract of the con

use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petition 's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief: and whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variance would be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19 to day of January, 1985, that the Petition for Special Exception for a Class II trucking facility and, additionally, the Petition for Zoning Variance to permit such a facility within 30 feet of a dwelling or residential zone instead of the required 300 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

> 1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

The hours of operation shall be from 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 6:00 p.m., Saturday. No truck may enter or exit this site and no mechanical work may be performed on any vehicle before or after these hours. However, general office work may be conducted after closing time.

Only the aforedescribed preventive maintenance services may be performed. No heavy or major mechanical work shall be permitted.

4. Prior to construction, a pollution test shall be conducted. After completion, bi-monthly pollution tests shall be conducted and compared to the initial test. All such tests shall be made available to the Zoning Commissioner upon request. If a comparison of these tests indicates that the pollution generated by this facility is dangerous to the health, safety, and general welfare of the adjacent residential neighbors, a further hearing shall be required to determine a possible solution.

AJ/srl

cc: Herbert R. O'Conor, III, Esquire

The Honorable William Burgess

The Honorable Joseph Bartenfelder

Mr. Joseph Wilsynski

BEFORE IN THE MATTER OF THE APPLICATION OF COUNTY BOARD OF APPEALS THE ROCK RENTAL COMPANY FOR SPECIAL EXCEPTION FOR A TRUCKING FACILITY, CLASS II AND A VARIANCE FROM \$410.A.2 BALTIMORE COUNTY OF THE BCZR NW/S PULASKI HIGHWAY 660' SW OF ROSEDALE AVENUE NO. 85-186-XA 15th DISTRICT

ORDER OF DISMISSAL

Petition of The Rock Rental Company for a special exception for a Trucking Facility, Class II, and a variance from §410.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit a Class II Trucking Facility within 30 feet of a dwelling or residential zone in lieu of the required 300 feet under \$307, on property located on the northwest side of Pulaski Highway 660 feet southwest of Rosedale Avenue in the Fifteenth Election District of Baltimore County.

WHEREAS, a hearing on this matter was held by the Board on May 23, 1985; and

WHEREAS, after said hearing the Board issued a Postponement Order which stated: ". . . the Board determined that we will permit either the property owner or the contract purchaser to request a rescheduling of this matter prior to September 1985. In the event that no request for rescheduling is received by the Board by September 1, 1985, the matter will be dismissed."; and

WHEREAS, to date no request for rescheduling this matter has been received by the County Board of Appeals,

IT IS HEREBY ORDERED, this 9th day of October, 1985, that said case be and the same is DISMISSED.

> COUNTY BOARD OF APPEALS OF BALTZMORE COUNTY eith S. Franz, Acting Chairman

ZONING DESCRIPTION

Beginning at a point on the northwest right of way of Pulaski Highway and which is approximately 660 ft. southwesterly of the intersection of Rosedale Avenue and Pulaski Highway, thence S 58° 56' 09" W along said northwest right of way line of Pulaski Highway for a distance of 733.19 ft; thence N 78° 44' 06" W for a distance of 50.36 ft; thence S 64° 32' 07" W for a distance of 278.27 ft; thence N 48° 58' 06" W for a distance of 122.70 ft; thence N 48° 51° 36" E for a distance of 923.37 ft; thence S 33° 14' 05" E for a distance of 76.58 ft; thence S 57° 27' 04" E for a distance of 218.81 ft; thence S 78° 38' 28" E for a distance of 105.71 ft to the point of beginning.

Control of the Contro

PETITION FOR SPECIAL EXCEPTION VARIANCE

15th Election District LOCATION:

Northwest side of Pulaski Highway, 660 feet Southwest of Rosedale Avenue

DATE AND TIME: Monday, January 7, 1985 at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland · The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a Trucking Facility -

Class II, and Variance to permit a Class II Trucking Facility within 30 feet of a dwelling or a residential zone in lieu of the required 300 feet.

Being the property of <u>The Rock Rental Company</u> plan filed with the Zoning Office. as shown on plat

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. the Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCE NW/S of Pulaski Highway, 600 **

ZONING COMMISSIONER

Zoning Commissioner

Pear Mr. Commissioner:

Please note an appeal on behalf of the following Protestants to the decision in the above-referenced case: Wayne Weller, 7721 Philadelphia Road, Baltimore, Maryland 21237, Kenneth Burhammer, 7625 Philadelphia Road, Baltimore, Maryland 21237, and Joseph Wilsinski, 7623 Philadelphia, Road, Baltimore, Maryland 21237. By and through their attorneys

> John B. Gontrum, Esquire ROMADKA, GONTRUM, HENNEGAN & FOOS

BALTIMORE COUNTY, MARYLAND OFFIC F FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		NE DIVISION	→No. 005308		
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FOX: -	(The Rock Kent)	Company)			

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FOR

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SW of Rosedale Avenue-15th Election District

OF BALTIMORE COUNTY

County Office Building Towson, Maryland 21204

John B. Gontrum and ROMADKA, GONTRUM, HENNEGAN & FOOS.

809 Eastern Boulevard Raltimore, Maryland 21221

VALIDATION OR SIGNATURE OF CASHIER

- 7 -

* Case No. 85-186-XA

- B(£5*****10000:a 201%f

NOTICE OF APPEAL

IN RE: PETITION FOR SPECIAL EXCEPTION * AND VARIANCE NW/S of Pulaski Highway, 660' * SW of Rosedale Avenue

BOARD OF APPEALS 15th Election District *

The Rock Rental Company,

BALTIMORE COUNTY

Case No. 85-185-XA

The second of th Entry of Appearance

Please enter our appearance on behalf of the Zoning Commissioner of Baltimore County as a party in the above captioned matter, pursuant to Section 501.6, B.C.Z.R., and I hereby request that any and all notices be forwarded to our office, including but not limited to hearing dates and/or preliminary or final Orders.

> Malcolm F. Spicer, J. Baltimore County Attorney Old Court House Towson, Maryland 21204

Assistant County Attorney

IT IS HEREBY CERTIFIED that on this / day of February

1985, copies of the fo. going Entry of Appearance were mailed, postage prepaid, by first class delivery to People's Counsel for Baltimore County, Petitioner(s), and or Protestant(s) in the above captioned matter.

Assistant County Attorney

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE NW/S Pulaski Hwy., 660' SW of Rosedale Ave., 15th District

OF BALTIMORE COUNTY

THE ROCK RENTAL COMPANY. Case No. 85-186-XA Petitioner

NOTICE OF APPEAL

:::::::

Please note an appeal from your decision in the above-captioned matter, under date of January 18, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

Phyllus Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 25th day of January, 1985, a copy of the foregoing Notice of Appeal was mailed to Herbert R. O'Conor, III, Esquire, 210 Allegheny Ave., P. O. Box 5517, Towson, MD 21204, Attorney for Petitioner; Rollins Leasing Corporation, P. O. Box 1791, Wilmington, Delaware 19899, Contract Purchaser; The Honorable William Burgess, 8215 Edwill Ave., Baltimore, MD 21237; The Honorable Joseph Bartenfelder, 4564 Ridge Rd., Baltimore, MD 21236; and Mr. Joseph Wilsynski, 7623 Philadelphia Rd., Baltimore, MD 21237, Protestants.

LAW OFFICES

210 ALLEGHENY AVENUE

P.O. BOX 5517

TOWSON, MARYLAND 21204

October 29, 1984

JAMES D. C. DOWNES

(1906-1979)

TELEPHONE

1300 623-400

TELECOPIER

(30) 821-0:47

BALTIMORE COUNTY, MARYLAND

Nick Commodari Malcolm F. Spicer, Jr., County Attorney

Truck Facilities Committee SUBJECT Rock Rental Company Site

INTER-OFFICE CORRESPONDENCE December 3, 1984 HIG DZP/

الله المستخدم المستح

I am enclosing herewith copies of comments received from Jim Markle, Chief of the Bureau of Public Services and Charles E. Burnham, Chief Plans Review, Department of Permits & Licenses.

The attorney for Rollins Leasing Corporation is also requesting a Committee meeting to review the revised Truck Facility Plans.

County Attorney

MFSJR:gh

Enclosures.

COOK, HOWARD, DOWNES & TRACY

JAMES H. COOK JOHN B. HOWARD DAVID D. DOWNES DANIEL O'C. TRACY, JF JOHN H. ZINK, III JOSEPH C. WICH, JR. HENRY B. PECK, JR. HERBERT R. O'CONOR, III THOMAS L. HUDSON C. CAREY DEELEY, JR.

GEORGE K. REYNOLDS, III M. KING HILL, III ROBERT A. HOFFMAN DEBORAH C. DOPKIN

HAND DELIVERED CYNTHIA M. HAHN ANGUS E. FINNEY

Mr. Nicholas B. Commodari Zoning Office County Office Building Towson, Maryland 21204

Re: Rollins Leasing Corp. - Petition for Special Exception Our File 7554-16207

Dear Mr. Commodari:

BOCK RENTAL

ZO THE DEPARTMENT

Last week, we filed a Petition for Special Exception. My client has an urgent need to open this facility as soon as possible. If we have not talked already, please call me to pick a date in the near future which does not conflict with my trial schedule.

Thank you for your attention to this matter.

Very truly yours.

Herbert R. O'Conor, III

HRO'C/kg

P. S. As discussed this morning, I am available on December 12, 18, January 2, 4 or 7. Please set this in as soon as possible.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

Date January 3, 1985

Norman E. Gerber. Director FROM Office of Planning and Zoning

Zoning Petition No. 85-186-XA SUBJECT The Rock Rental Company

Section 410A.2 of the Baltimore County Zoning Regulations prohibits Class II Trucking Facilities within 300 feet of a dwelling or a residential zone. It is this office's opinion that this type of variance would be contrary to the interest of the regulations and should not be granted. Also, please note that this office questions whether or not this section of the regulations can be varianced in that it would appear to be a locational criteria, not an area regula-

Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Trucking Facilities Development Committee

November 9, 1984

FROM Malcolm F. Spicer, Jr., Chairman

Cockeysville Volunteer Fire Company SUBJECT & Rock Rental Company

A meeting of the Trucking Facilities Development Committee will be held in the Economic Development conference room (Room 311, County Office Building) on Wednesday, November 14th, at 10:00 A.M.

The purpose of the meeting is to discuss two proposed trucking facilities — Cockeysville Volunteer Fire Company (Zoning Advisory Committee Item #85) and Rock Rental Company (Zoning Advisory Committee Item # 115).

If you cannot attend, please submit comments prior to meeting.

MFS/sb

TO: Nicholas Commodari, Office of Zoning Frederick W. Ringger, Jr., Bureau of Engineering Michael S. Flanigan, Traffic Engineering Charles E. Burnham, Permits & Licenses Jim Ogle, Zoning, Planning & Development Division Robert L. Hannon, Economic Development Commission George Wittman, Maryland State Highway Administration /

Stem 115 BACTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Malcolm F. Spicer, Jr., Esquire

TO County Attorney Nicholas B. Commodari FROM Zoning Office

Date October 30, 1984

SUBJECT Proposed Trucking Facilities

Two zoning requests for trucking facilities have been recently filed with this office. The subject properties are Cockeysville Volunteer Fire Company (Item #85) and the Rock Rental Company (Item #115).

In view of the fact that these petitioners are eagerly requesting a hearing date and complied with the fact that said sites should be reviewed by the CTFDOC, I suggest that we have a meeting as soon as possible.

No plans were submitted with this memo, because the members of the CTFDOC are the same as those of the Zoning Plans Advisory Committee.

NBC:eoh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To Nick Commodari November 28, 1984

Malcolm F. Spicer, Jr., FROM County Attorney

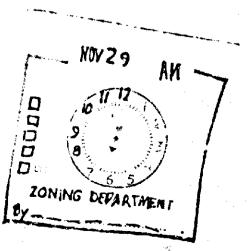
Truck Facilities - <u>Cockeysville</u> Volunteer Fire Company & Rylands Trucking

I am enclosing herewith comments received from the Maryland Department of Transportation, State Highway Administration relating to the subject Truck Facilities.

Malcolm F. Spicer, Jr.

County Attorney

MFSJR:gh Enclosures.



BAMIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Malcolm F. Spicer	DateNovember 27, 1984
----------------------	-----------------------

FROM James A. Markle, P.E.

The Rock Rental Company (Trucking Facility)
N/WS Pulaski Highway, 660' S/W from centerline Rosedale Avenue - District 14



OFFICE OF LAW.

The following comments are furnished in regard to the subject Trucking Facility:

General Comments:

Public water mains and sanitary sewers are available to serve this

Pulaski Highway is a State Road (Route 40) and all improvements to Route 40, including permission to take access to Route 40 shall be under State Bighway Administration jurisdication. There is a stream running through the site. The Petitioner is cautioned that there is to be no filling in a flood plain and the existing flood plain limits should be shown on the plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. grading permit is, therefore, necessary for all grading, including the stripping of Lop soil.

A sediment control plan is required.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

The Rock Rental Company (Trucking Facility)

November 27, 1984

General Comments: (Cont'd)

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved 1 a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

JAM: EAM: DBS:ss

cc: File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 31, 1984

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Herbert R. O'Conor, III, Esquire P.O. Box 5517 210 Allegheny Avenue Towson, Maryland 21204

Nicholas B. Commodari Chairman

Bureau of

Department of

Eureau of Fire Prevention

Mealth Department

Project Planning

Building Department

Board of Education

Industrial

Zoning Administration

State Roads Commissio

RE: Item No. 115 - Case No. 85-186-XA Petitioner - The Rock Rental Company Special Exception & Variance

Dear Mr. O'Conor, III:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case.' The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosures cc: Rollins Leasing Corporation c/o Mr. M. Peck King

P.O. Box 1791 Wilmington, Delaware 19899

Mr. A. Jablon

November 9, 1984

Attached for your use and review is a red lined revision showing the required improvements to Pulaski Highway (Route 40-E).

It is requested the plan be revised prior to approval for Special Exception for Class II Trucking Facility.

> Very truly yours. Charle Lea Charles Lee, Chief Bureau of Engineering

Access Permits

By: George Wittman

Attachment

CL:GW:maw

cc: Mr. J. Ogle

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

February 1, 1985

Herbert R. O'Conor, III, Esquire P.O. Box 5517 210 Allegheny Avenue Towson, Maryland 21204

RE: Petition for Special Exception and Variance NW/S of Pulaski Highway, 660' SW of Rosedale Avenue The Rock Rental Company - Petitioner Case No. 85-186-XA

many or many the transfer of the control of the con

Dear Mr. O'Conor:

Please be advised that an appeal has been filed by Phyllis C. Friedman, People's Counsel, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

KALLI-1Est

Zoning Commissioner

AJ:eoh

cc: M. Peck King, Vice President Rollins Leasing Corporation P.O. Box 1791 Wilmington, Delaware 19899

> The Honorable William Burgess 8215 Edwill Avenue Baltimore, Maryland 21237

The Honorable Joseph Bartenfelder 4564 Ridge Road Baltimore, Maryland 21236

Mr. Joseph Wilsynski 7623 Philadelphia Road Baltimore, Maryland 21237 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

March 1, 1985

Herbert R. O'Conor, III, Esquire P. O. Box 5517 210 Allegheny Avenue Towson, Maryland 21204

> RE: Petition for Special Exception and Variance NW/S Pulaski Highway, 660' SW of Rosedale Avenue The Rock Rental Company - Petitioner Case No. 85-186-XA

Dear Mr. O'Conor:

Please be advised that on February 15, 1985, an appeal was filed by John B. Gontrum, attorney for protestants, from the decision rendered by the Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

> Very truly yours. Zoning Commiss

AJ:aj

cc: M. Peck King, Vice President Rollins Leasing Corporation P. O. Box 1791 Wilmington, Delaware 19899

> The Honorable William Burgess 8215 Edwill Avenue Baltimore, Maryland 21237

People's Counsel for Baltimore County

The Honorable Joseph Bartenfelder 4564 Ridge Road Baltimore, Maryland 21236

Mr. Joseph Wilsynski 7623 Philadelphia Road Baltimore, Maryland 21237



Maryland Department of Transportation

November 9, 1934

ITEM: 115.

Mr. Arnold Jablon Zoning Commissioner County Office B ilding Towson, Maryland 21204

Attention: Mr. N. Commodari

Property Owner: The Rock Rental Company Location: NW/S Pulaski Hwy Route 40-E, 660° S/W from c/l Rosedale Avenue Existing Zoning: M.L.-CS-1 Proposed Zoning: Special Exception for Class II Trucking Facility Acres: 3.9 District: 14th

Re: ZAC Meeting of 10-30-84

Dear Mr. Jablon:

On review of the submittal of October 11, 1984 and review of our files, we find the site plan must be revised to show the following comments:

- 1. Establish a 30' radius return entrance with 30' radii centered on the existing median opening.
- 2. Provide State Highway Administration Type "A" concrete curb and gutter channelization along the frontage of the site.
- 3. Provide adequate storm drain outfall to meet the conditions of the improvement.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

DEPARTMENT OF PERMITS & LICENSES 10WSON, MARYLA 21204

TED ZALESKI, JR. DIRECTOR

NOV 30 1984

Mr. Malcolm Spicer, Chairman Trucking Facilities Committee

Law Office, M.S. 2M07 OFFICE OF LAW Comments on Item # 115 Zoning Advisory Committee Meeting are as follows:

Property Owner:

Location:

Existing Zoning:

M.L.-CS-1

The Rock Rental Company

IW/S Pulaski Highway 660' S/W from c/1 Rosedale Avenue Proposed Zoning: Special exception for Class II Trucking Facility

District:

The items checked below are applicable

All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building/ & other / permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Hon-reproduced seals and Signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will neet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed charge in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

1. Comments - See Section 518.2 (barbed wire) as amended in Bill 4-82. Tank locations shall comply with N.F.P.A. Fire Code. Shop shall be separated from office area by an approved 3 hour fire wall. See Section 616.1. If there are any uses other than offices in the office building see Section 312.2.

MOTH: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by wisiting Room 122 (Flans Review) at 111 W. Chesapeake Ave.,

> Marle P. den-- Charles E. Burnham, Chief

Plans Review

Yery kruly yours,

the distribution of the same o

PAUL H. REINCKE CHIEF

November 7, 1984

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: The Rock Rental Company

Location: NW/S Pulaski Hwy. 660' S/W from c/l Rosedale Avenue

Item No.: 115

Zoning Agenda: Meeting of 10/30/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (χ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention and prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

Drainage studies and storm water management drawings will be necessary to

be reviewed and approved prior to the recording of any record plat or the issuance

In accordance with Baltimore County Council Grading Ordinance (Bill No.

10-77) a grading plan shall be approved and a Performance Bond posted prior to

Storm water management must comply with the requirements of the 1984

Bureau of Public Services

issuance of a grading permit. The number of square feet of land disturbed

Baltimore County Storm Water Management Policy and Design Manual adopted

- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: 11 () Sty 11/8/84 Approved: Find Proving Group Special Transfer To The Special Transfer To The Special Transfer Transfe

Item #115 (1984-1985)

September 11, 1984.

JAM: EAM: PMO:ss

General Comments: (Cont'd)

November 26, 1984

Page 2

Special Inspection Division

Property Owner: The Rock Rental Company

of any grading or building permits.

shall be indicated on the sediment control drawing.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENG
TOWSON, MARYLAND 21204 BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING

STEPHEN E. COLLINS DIRECTOR

November 20, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 115 -ZAC- Meeting of October 30, 1984 Property Owner: The Rock Rental Company NW/S Pulaski Highway 660' S/W from C/L Rosedale Ave. Location: Existing Zoning: M.L.-CS-1 Proposed Zoning: Special Exception for Class II Trucking Facility

Acres: District:

Dear Mr. Jablon;

This site will be subject to all the State Highway Administration's regulations.

14th

Traffic Engineering Assoc. II

But the said of the said of

85-186-XA

THE ROCK RONTAL CO.

MSF/con

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
TOWSON, MARYLAND 21204

ROBERT L. HANNON

January 7, 1985

Mr. Arnold Jablon Baltimore County Zoning Commissioner 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Mr. Jablon:

During the previous year, the Office of Economic Development has provided site location assistance to representatives of the Rollins Leasing Corporation to identify a site suitable for a truck leasing and maintenance facility in the Pulaski Highway

Unfortunately, adequately zoned parcels with sufficient acreage, good visibility, and highway access are in extremely short supply.

After an intensive search, Rollins has selected a 5.4 acre site at 7700 Pulaski Highway and proposes to construct a 10,000 square foot office/maintenance facility. The property is zoned ML-CSI and petitions for a Special Exception and a variance have been filed with your office.

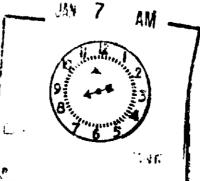
It is my understanding that a hearing date for the subject Special Exception and variance has been set for 1:00 P.M. on January 7, 1985.

Your consideration of this zoning request is very much appreciated.

ROBERT L. HANNON

RLH/sb

cc: Herbert R. O'Connor, III



JAMES H COOK JOHN B HOWARD

DAVID D DOWNES DANIEL O'C TRACY, JR. JOHN H ZINK, III JOSEPH C. WICH, JR. HENRY & PECK, JR. HERBERT R. O CONOR II THOMAS L. HUDSON C. CAPEY DEELEY, JA. GEORGE 4. REYNOLDS. II LAWRENCE L. HOOPER. JR. M. KING HILL, III ROBERT A. HOFFMAN DEBORAN C. DOPKIN CYNTHIA M. HAHN ANGUS E. FINNEY KEVIN H. SMITH**

* ADMITTED IN COLORADO ONLY ** ADMITTED IN IOWA ONLY

The Honorable William Burgess 8215 Edwill Avenue Rosedale, Maryland 21237

The Honorable John W. O'Rourke County Council County Courts Building Towson, Maryland 21204

Re: Rollins Leasing Corp. - Special Exception Our File No. 7554-16207

Gentlemen:

This will confirm my telephone call to the offices of Mr. Burgess and Mr. O'Rourke and to advise Mr. Wilsynski that my client is willing to discuss providing noise barriers to the service facility. Noise seemed to be the primary concern of the neighbors. If we have not talked, please call me on receipt of this letter. You may reach me at the office or at home at 828-5588.

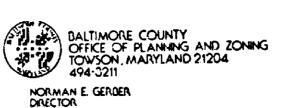
I enclose for Mr. Burgess a copy of the plan presented at the Hearing yesterday.

> Very truly yours. Herbert R. O'Conor, III

HRO'C/kg/

cc: The Honorable Arnold Jablon Zoning Commissioner

M. Peck King Anthony Corteal Frank Suarez



11/21/84

Re: Zoning Advisory Meeting of 10/30/84 Property Owner: The Rock Routal Company Location: new/s Pulasti Highway. 3 % Rosedule Aus.

Dear Mr. Jablon:

Mr. Arnold Jablon

Zoning Commissioner County Office Building

Towson, Maryland 21204

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

> ()There are no site planning factors requiring comment.
> (X)A County Review Group Meeting is required.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
>
>)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory. The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

)Parking calculations must be shown on the plan. X)This property contains soils which are defined as wetlands, and development on these soils is prohibited.

)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.)Development of this site may constitute a potential conflict with

the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board

(X)Landscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. (太)Additional comments:

Show adjucent uses floodplane areas and sail tros . Wolland soils . Av. Fs exist along stream. Place mutuest require monts of 410A. 2. Landscape Plan required as por Landscape Manuel Standards.

Chief, Current Planning and Development

THE ROCK RENTAL CO. 85-186-XA

LAW OFFICES COOK, HOWARD, DOWNES & TRACY SIO ALLEGHENY AVENUE P O BOX 5517

TOWSON, MARYLAND 21204 January 8, 1985

Mr. Joseph Wilsynski 7623 Philadelphia Road

Rosedale, Maryland 21237

Mr. Jonathan Zylberman Rollins Truck Leasing 3206 Hammonds Ferry Road Baltimore, Maryland 21227

including the stripping of top soil.

A sediment control plan is required.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.

Mr. Arnold Jablon

Dear Mr. Jablon:

General Comments:

Zoning Commissioner

County Office Building

Towson, Maryland 21204

DIRECTOR

Please be advised that Chesapeake Ford Truck Sales, Inc. Service Department is now open 24 hours a day, 5 days a week.

accommodate your major heavy truck engine repairs and component overhauls on a more timely basis.

Very truly yours,

CHESAPEAKE FORD TRUCK SALES, INC.

Harry C. Weidner - "Mike" Vice President & General Manager



8540 Pulaski Highway / Baltimore, Maryland 21237 / 301 - 682-4000 Route 40E and 695 Beltway (Exit 35W)



110185

January 4,1985

Ford Truck Sales, Inc.

November 26, 1984

Re: Item #115 (1984-1985)

Rosedale Ave.

District: 14th

Acres: 3.9

The following comments are furnished in regard to the plat submitted to this

office for review by the Zoning Advisory Committee in connection with the subject

Public water mains and sanitary sewers are available to serve this site.

The Petitioner must provide necessary drainage facilities (temporary or

result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading,

permanent) to prevent creating any nuisances or damages to adjacent properties,

especially by the concentration of surface waters. Correction of any problem

which may result, due to improper grading or improper installation of drainage

including permission to take access to Route 40 shall be under State Highway

Administration jurisdiction. There is a stream running through the site.

and the existing flood plain limits should be shown on the plan.

facilities, would be the full responsibility of the Petitioner.

The Petitioner is cautioned that there is to be no filling in a flood plain

Pulaski Highway is a State Road (Route 40) and all improvements to Route 40,

Development of this property through stripping, grading and stabilization could

Property Owner: The Rock Rental Company

N/WS Pulaski Hwy. 660' S/W from centerline

Dear Mr. Zylberman:

These new expanded hours of operation will enable us to

ARNOLD JABLON ZONING COMMISSIONER

December 27, 1984

OLD\JABLON

Commissioner

Herbert R. O'Conor, III, Esquire P.O. Box 5517 210 Allegheny Avenue Towson, MD 21204

RE: Petition for Variance and Special Exception NW/S Pulaski Hwy., 660' SW of Rosedale Avenue The Rock Rental Company - Petitioner Case No. 85-186-XA

85-186-XA Pasting + ador-

VALIDATION OR SIGNATURE OF CASHIER

C 112*****5125:a 88397

Wilmington, Delaware 19899

F.C. Box 1791

Dear Mr. O'Conor:

This is to advise you that \$51.25 is due for advertising and posting of the above property. BALTIMORE COUNTY, MARYLAND and post returned on the day OFFICE OF FINANCE - REVENUE DIVISION remove sign until day of hearing. MISCELLANEOUS CASH RECEIPT re County, Maryland, and om 113, County Office Building,

ORIGINAL

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, 12/20 .19 84 Maryland, appearing on

> The Baltimore County Journal a. Lever

> > 60970

85-186-XA

LEGAL

Variance
19th Election Classics

Lacation: Northwest side of Pulses Highway, 660 feet Southwest of Rese

date Aronno
Date And Time: Menday, January 7,
1805 at 1:30 p.m.
Public Hearing: Room 104. County
Office Building, 111 W. Chesaposho
Avenue, Yousen, Maryland

The Zoning Commissioner of Balti-more County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing; Persion for Special Exception for a

Tructuring Facility — Class II, and Variance to permit a Class II Tructuring fracility within 30 leaf of a dwelling or a residential zond In lieu of the required 300 feet.

Being the property of The Reak Res-tal Company, as shown on plat plan filed with the Zoning Office.

In the event that these Patitions ar

profited, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuence of said permit during this period for good cause shown. Such remote must may be such cause shown.

Such request must be nicewed in writing by the date of the heighnig set above or made at the hearing.

Zoning Commission Of Balt more Count

By Order Of Armeld Jobion

NOTICE

Herbert R. O'Conor, III, Esquire P.O. Box 5517 210 Allegheny Avenue

Towson, Maryland 21204

NOTICE OF HEARING RE: Petition for Variance NW/S Pulaski Hwy., 660' SW of Rosedale Avenue The Rock Rental Company - Petitioner Case No. 85-186-XA

December 7, 198

TIME: 1:30 p.m.

DATE: Monday, January 7, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 135814

11.2084 _ACCOUNT_ 12-01-615 CN RECHIVED Carle Hand Drive The n)ssioner C 883****100001E F212F

> VALIDATION OR SIGNATURE OF CASHIER Wilmington, Delaware 19899

TO AS-file IGS BASTERN BOULEVARD ESSEX. MARTLAND \$1821

ROBERT J. BOMADEA March 6, 1985 JOHN B. GONTRUM JOHN G. HENNEGAN CRARLES E. POOS. III

County Board of Appeals of Baltimore County Room 200 Court House

> . RE: Petitions Special Exception And Variance NW/S of Pulaski Highway, 600 SW of Rosedale Avenue-15th Election District

Gentlemen:

Towson, Maryland 21204

I have been contacted by my client, Mr. Wayne Weller, regarding the above referenced case. He advised me that he no longer wished to retain the services of this firm. Therefore, I am striking my appearance in this matter and ask that the Appeal be withdrawn.

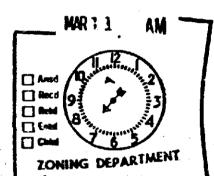
you have any questions, please do not hesitate to contact me.

Very truly yours,

John B. Gontrum

JBG; sjf

cc: Zoning Commissioner Wayne Weller



PROTESTANT Sheree & Smith - 11 BIT -Posedale, MD, 21237 Helen F. Hines 7803 Phila Rd 21237 anna alshimourioz 7723 Philas, Rd. 021237 Cotherine Langenfeller 7627 Philadelphia Rd 21237 KENNETH BURKHAMMEN 7625 PHILI RO. 21237 7731 Philo. Rd. John & Lake to. 4 Shiphout Ten 2/237 In Chale - John E Like (Guardian) 4 Shiplorest Jan 21237 hores ? Selech 7705 Philadelphia Nd 21237 Wilne Select 7705 Philadelphia Rd 21237 the Meifel 7707 Phild Pd. 21237 Then M. Stilgeman 7711 Phila, Cd. 81239 Mr. W.m. Buyen 8515 Equil La. 21237 Joseph F Wilsynski 7623 Philadelphia Rd 21237 BULL BURGESS 8215 EDWIN AVE 21237 Ja Dartonfelder 4504 Bayerd 21236

PROTESTANT'S

500, 7700, 7800 blocks of Philadelphia Road, and surroundin esidents, do petition the Baltimore County Zoning Board NOT to allow the requested change in zoning in Case Number 35-186-XA To permit a Class II Trucking facility within 30 feet of a dwelling

or a residential zone in lieu of the required 300 feet.

7623 Philoselphia Pd. 7623 Philadelphia Gd. Kith Wilsynski 7625 PHLADEZPHIA RD. 7625 Philadelphia Rd. Veronica Burklanner. 7627 Philadephia Road 7703 Pholps like Bo 7703 Reladiblia Rd. 7703 Philadelphia Rd Frank A. Donovan 7705 Philadelphia Nd. Helena School 7705 Philadelpha Kr 7705 Phila. Rd 2705 Philip Kapy John 4/hlyman 77/7 Stille . Ve

benjam Willer 1721 Phile. Rd. Wayne & Weller 7721 PHILA. RD. Hobert & Stown 7801 Phila Rd an L Stower 7801 Phile RD Felin F, Frince 7803 Phila Nd. Marya Stower 7801 Phila Ra

Michael Matiha State 1 wtnot 3 shapont torre Horma See age Ichard Fellowship Church 3 Shiphond genace 1805 Phila Road. Church Query Johney 7805 Phila. Rd Church Rature M. Evick 7807 Philadelphia Ri. Robert Detoum for 7801 Philadelphin Rd. Reine D Erik 7807 PHILADELPHIA RD 4 Shiphorst Ters Shee Smith

Defin E. Lake 4 Shiptoret dera. 4 Shipford Terr 4 Shiphort Para Luis Divers MamisWalter alchimowicz 7723 Phila Rd Reba S. Clauser 7716 Phila. Rd. 7716 Phila Rd. Donald P. Clouser 7720 Phila Rd. Mr. 1 Mes R.B. Noppinger

7701 Bightade aac 7701 Brightside ave the deth W. Roking 7701 Bughtoide live. Donoty Preands 7703 Rightside Au. 2206 Brightack de 1303 Bestly Avenue

Onthany al Merinheria 1303 Besty One TELY PHIMADENPHILL RO Jung Guest 764 PHRADELAHIA Rd Tyuda ERNEST 7714 Stila Rd 21237 James E Hannlein

1/10 / iola Wanntein 7714 Phila . Ref. 11257

Mary M. Vaugha 7710 Phila. Re. 7710 Phila. Rl. Raymond m. Vough metta Fedock Phila Road Phila Rox Diane Fedocky 7626 Philadelphie Rd Carolin a. Seling 7626 Philosofto Posol

William & Seling Sharon Stansberry 7626 Philadelphia Rd Vaura Villery 1626 Phladesplia Good 7712 Dhiladilphia Rd Ix Muchili Carmila Mualile 7712 Philadelphia Rd

7712 Philadiphia Rel Carmelo Mushle Eleanor Suddoth 1 Shiphorst Jen Ruth nyullen 770/ Plula Rd. Evelyn Renharst 7701 Phila CD. Theresa Mullen

7701 Philadelphia Rd Charles of Machan Unis B machen 7700 Philadel from Road 1831 Phila Rd Ternor Schule Iva Wimert 7831 Phila Rd

7623 Villadelphia XV. Narcy Wilsynski 7707 Philo Pd. 7707 Phila Rd. Charles E

7617 Shulg. Rd 7604 Phile Res

Case No.: 85-186-XA

THE ROCK RONTAL CO,

Thank you for your attention to this matter. If

CERTIFICATE OF PUBLICATION 85-186-XH Grephen Collingswith 7604 Phila Re 1:34 P.M. 7604 Phila de PRTITION FOR SPECIAL EXCEPTION AND VARIANCE Posted for: Spac Exception + Vaciance For Trucking Facility, Class IT. Petitioner: The Book Rontal Company 1901 Wilhelm luce Location of property: NW/side of Puleski Huy, 660' SWOF fos. del. 11427 NUMBER AND TIME: Monday January 7, 1986 at 1:80 p.m. Musta Crossont Location of Signs: Facing Palaski Hwg Peprax 15' From Rood way on Oline W. Strong Proporty of 2 titioner Number of Signe: 85-186-XA the hearing.

BY Order Of
ARNOLD JABLON.

Zoning Commissioner
of Baltimore County BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this day of __December ______ 19 84 Petitioner The Rock Rental Co. Received by Micholas B. Commodari Attorney Herbert R. O'Conor, III, Hsq. Chairman, Zoning Plans Petitioner's Herbert R. O'Conor, III, Esq. TO BLOG RESTRICTION LINE SANNITARY SEWER PRCE A HIGH CHAIN LINK FENCE NOSE DOWN CUER BEGIN BI C.3 3 3 . 5 70. 15° 54" CMP ELOG RESTRICTION SALTO CO. STD. R.20 WEMAIN EX. SAN. MH TCP EL. 17.83 278.27 WITH ROSEDALE AVE.

EX SAN. MH

TOP EL 16.94 N78° 29'06"W 43 30'-= 5=58°-58 39" W 745.60 E - 3AN MH INLETS MO STA.02 Jaco INSTALL REHALITE WE INLETS MO-374.08 MD STO TYPE AND COMB CUPS COU EXIST ELEC. BOX TO BE RELOCATED AS NECESSARY PROP ROAD WIDENING EX. 30" RCP ---NOTE: INSTALL 30' GATE AT ENTRANCE HIGHWAY (U.S. ROUTE 40) MD. 5TD TYPE A CONC COMBICURBE GUTTER MD. 620 02 LYON ASSOCIATES, INC. REVISIONS NO DATE DESCRIPTION

1 2.7.82 PER STATER COUNTY COMMENTS

1 3 7282 PER SWM NA 122 GRADING / MSHA COMMENTS

5 1482 PER MENT LETTER IM 5.3, reed 5.7 SITE FLAN DRAWING NO. PLAN PREPARATION 7131 Rutherford Road, Baltimore, Maryland 21207 C-1 Telephone: 301-944-9112 NORTH SIDE OF PILASKI HIGHWAY 1 set 23 SEP, 39: 15 th ELECTION DISTRICT SHEET NO. BALTIMORE OUNTY, MD.

